

MARICOPA COUNTY



2020

Eye To The Future

*Maricopa County, Arizona
August, 2001*

GROWTH AREAS



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GROWTH AREAS

Introduction

Accommodating growth in an efficient and functional manner is essential for Maricopa County to retain its unique Sonoran quality of life. It is this quality of life that has attracted people from all over the country in search of a mild climate, abundant recreational opportunities, and a strong economy. Because of these and other qualities, Maricopa County has been one of the fastest growing counties during the last several decades. While growth is an important part of Maricopa County's success, how and where growth occurs can have an impact on issues such as the environment, transportation systems, and budgetary constraints. Therefore, the Growth Areas element, in coordination with other Comprehensive Plan elements, helps ensure that growth occurs in a manner consistent with the goals, objectives, and policies established within this section.

Besides encouraging efficient growth patterns, Maricopa County also strives to achieve a balanced development pattern whereby housing and employment are more integrated rather than separated. Such integration helps reduce traffic congestion and infrastructure costs, and makes multimodal transportation and natural resource conservation more likely. As always, Maricopa County encourages innovative growth and development to meet the needs of Maricopa County residents. Further, Maricopa County encourages phasing development to coincide with the extension of urban services.

The Growth Areas element establishes guidelines for promoting when and where growth should occur. As noted in the land use element, Maricopa County encourages urban growth within the urban service area where services, infrastructure, and facilities are readily available to serve residents' needs. Most of the urban service area is located within the General Plan Development Areas of the county's various jurisdictions. Those areas outside of the urban service area are generally not suitable for urban type growth (i.e. commercial, employment, and residential density greater than 1 dwelling unit per acre), but are generally suitable for rural growth that is consistent with the underlying zoning.

Supporting data for the Growth Areas element is found in the *Growth Areas Element Inventory and Analysis Report*. This data includes an overview of past, present, and future population and growth patterns, and a discussion of physical, built, and jurisdictional considerations for growth. Also included is an analysis of growth related issues identified by the numerous stakeholders that participated in the process, as well as a list of the goals, objectives, and policies established to help accommodate growth in an effective and thoughtful manner.



Planning for Growth Areas

The Growth Areas element is one of several new elements that will be added to *Eye to the Future 2020*, the Maricopa County Comprehensive Plan. This document outlines a process for fulfilling the new requirements established in the Growing Smarter Act.

The following sections are included in this document:

Overview: Describes the legislative requirements and importance of the Growth Areas element.

Development Pattern Analysis: Examines past, present, and future development patterns and trends in Maricopa County.

Projected Population and Land Use: Unincorporated Maricopa County: Identifies future population projections and land use needs to accommodate growth in unincorporated Maricopa County.

Growth Areas Issues and Considerations: Discusses growth-related issues identified during the public participation process. Also included is an analysis of potential physical, built, and jurisdictional constraints to future growth and development.

Goals, Objectives, and Policies: Defines both general and specific concepts that will help guide both public and private investment and decision making.

Action Plan: Outlines strategies that Maricopa County will use to implement the element's goals, objectives, and policies.

Overview

In 1998, the State of Arizona passed the Growing Smarter Act to ensure the wise management of growth and protect our state's natural heritage. Among other elements, Maricopa County is now required to include a plan for growth areas. Specifically, Maricopa County must identify those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a various land uses. This includes residential, office/employment, commercial, tourism, and industrial uses. This mixed use planning must include policies and strategies designed to:

- Make multimodal transportation circulation more efficient
- Make infrastructure expansion more economical
- Provide for rational land development patterns
- Conserve significant natural resources and open space areas within growth areas, and coordinate their location to similar areas outside of growth areas
- Promote timely and financially sound infrastructure expansion



The Growth Areas element is important to Maricopa County's future because it allows Maricopa County to accommodate growth in an orderly and fiscally responsible manner that is sensitive to the natural environment and residents' quality of life. This is the type of growth that will keep Maricopa County economically, socially, and environmentally successful for many years to come.

Development Pattern Analysis

Past

Although rapid growth is a fairly recent phenomenon, Maricopa County traces its history back thousands of years. As early as 9,000 B.C., various Native American tribes inhabited this region. These were generally nomadic people travelling from the Asian continent to Central and South America. Because of their nomadic existence, permanent settlement patterns did not exist and little is known about their way of life.

The first known permanent settlers were the Hohokam Indians who occupied the area from approximately 500 A.D. to 1450 A.D. It is generally believed that the Hohokam lived in small farming villages scattered throughout the area. However, towards the end of their settlement in Maricopa County the Hohokam began concentrating small, scattered settlements into larger villages. Once this occurred, the Hohokam built an extensive irrigation canal system throughout the Salt and Gila River Valleys, much of which was used by later European settlers.

Beginning in the 1500's, Spanish explorers colonized the region for nearly 300 years. Later, when Mexico declared independence from Spain, the region became part of the Republic of Mexico. However, neither Spain nor Mexico extensively settled the area and little permanent occupation occurred in either the Salt or Gila River Valleys. However, with the signing of the Gadsden Purchase and the Treaty of Guadalupe Hidalgo in the mid-1800s, the entire region became part of the United States and ushered in a pattern of permanent settlement.

By the late 1800s, Anglo settlement increased due to the presence of the U.S. Army, large scale irrigation development, the discovery of minerals, and the opening of the railroad. The Desert Land Act of 1877, which permitted settlers to obtain title to 640 acres of land if they agreed to irrigate it within 3 years, created wide spread farming which is still common today. Irrigation and agriculture production increased significantly in the early 1900s due to the completion of the Roosevelt and other dams along Maricopa County's rivers, as well as Arizona's entry into the union.

World War II began the rapid growth era that continues today. In the early 1940s, the United States government opened the Luke and Williams Army Air Corp Fields to train war pilots. Along with these bases came many servicemen and their families, as well as industries to support the war effort.



The years following World War II marked a significant change in land use and growth patterns. In fact, while permanent settlement of Maricopa County dates back more than 100 years, most of the county's growth has occurred since the end of World War II. Following World War II, low cost land and industrial decentralization brought various industries to Maricopa County. With the industries came many people, and agriculture began to be replaced by urban development (**Table 1**). Two other significant events—the wide spread use of air conditioning and automobiles—also made Phoenix a more desirable place to live. This was especially true for retirees from other parts of the country who found Maricopa County's climate very desirable. As such, retirement communities became a popular part of Maricopa County's growth pattern. Completion of the Central Arizona Project canal, as well as expansion of major roadways and other transportation systems, made even more development possible as individuals and businesses are now able to move farther away from central city services.

Present

Today, Maricopa County is one of the fastest growing counties in the United States. In addition, with a current population of nearly 3 million residents (compared to 120,000 in 1940) it is also one of the largest. Maricopa County now has approximately 60% of Arizona's total population. However, Maricopa County's population is generally transient in nature in that although many people move to the area, many also move out.

Between 1975 and 1995, the percent of land in Central Arizona/Phoenix considered urbanized increased from less than 7% to 18%. Continuing a trend from the middle part of the 20th century, approximately 60% of urbanization occurred on raw desert while 40% occurred on farmland. Most farmland conversion occurred in the northwest and southeast portions of the Phoenix metropolitan area, while most desert conversion occurred in the northeast. Moreover, while urbanization continued to occur in desert areas, active farming did not expand into these areas, so the portion of land use for agriculture continued to decline.

Growth continues throughout Maricopa County in both incorporated and unincorporated areas. Over the last couple of decades, much of the growth in unincorporated county occurred in the southeast, the far northeast, and the near northwest portions of the Phoenix metropolitan area. However, recent trends show unincorporated development moving farther southwest, west, and north of the metropolitan area. With adoption of *Eye to the Future 2020* in 1997, Maricopa County is also experiencing increasing use of large-scale master planned communities (Development Master Plans). These Development Master Plans tend to be large, self-sustaining communities with mixed land uses.

Future

Given its strong economy, mild climate, and quality of life, Maricopa County is expected to continue growing rapidly over the next several decades. Whereas it took Maricopa



Table 1
Land Use in Central Arizona - Phoenix 1912 to 1995

<i>Share of Total</i>				
	Agriculture	Desert	Recreation	Urban
1912	9%	90.9%	0%	0.2%
1934	15.7%	83.4%	0.5%	0.4%
1955	13.8%	82.3%	1.2%	2.7%
1975	16%	74.1%	3.3%	6.6%
1995	11.3%	66.4%	4.4%	18%

Source: Morrison Institute for Public Policy, Arizona State University

County over 100 years to reach approximately 3 million in population, projections show population rising to approximately 4.5 million by 2020, and more than doubling to 7 million over the next 50 years. Development over the next 20 years will continue to shift from southeast Maricopa County to areas in the southwest, west, and north portions of the metropolitan area. Growth is also expected by existing and new transportation facilities. This includes the existing Interstate highways (I-10 and I-17), as well as the expanded metropolitan freeway system (Loop 101, Loop 202, Loop 303, and Wickenburg Highway).

Projected Population and Land Use: Unincorporated Maricopa County

As noted earlier, Maricopa County as a whole is expected to grow significantly for the foreseeable future, as are unincorporated portions of the county. Using historic data compiled by the Maricopa Association of Governments, future population projections for unincorporated Maricopa County are established using a trend extrapolation model.

To determine projected population and land use, several assumptions were made:

- Annual growth rate of 1.9% in unincorporated Maricopa County (consistent with the average annual growth rate from 1990 to 1999).
- 2.6 persons per household (per United States Census data)
- One Household equates to a single dwelling unit
- Average residential density per gross acre equals 3.5 dwelling units (typical)
- 10 acres per 1000 population for large scale employment land use (per Maricopa County standards)
- 8 acres per 1000 population for commercial land use (typical)



Unincorporated Maricopa County has a current population of approximately 205,000. Assuming a 1.9% annual growth rate, unincorporated Maricopa County population will increase by approximately 93,690 by the year 2020 (**Table 2**). At 2.6 persons per household, unincorporated Maricopa County will add approximately 36,036 dwelling units over the next 20 years. At 3.5 dwelling units per acre, this equates to approximately 10,300 acres of additional land needed to accommodate future residential development.

Besides residential development, unincorporated Maricopa County will need approximately 1,700 acres of additional land to accommodate employment and commercial uses. When commercial and employment land use needs are combined with residential land use needs, unincorporated Maricopa County will need to provide approximately 12,000 additional acres of land for growth and development.

It is important to note that these numbers should be used as a guide rather than definitive criteria. Various factors, such as changing annexation patterns, economic conditions, demographic conditions, and land use patterns can alter population growth in unincorporated Maricopa County. However, this overview does provide an historical foundation for determining future needs.

Growth Areas Issues and Considerations

Although significant growth is expected to continue for the foreseeable future, where and when growth occurs is determined by a variety of factors. Both physical and built features can impact growth, as can land ownership and existing infrastructure. However, public opinions regarding growth and development are also important in determining growth patterns.

Included in this section is an overview of public issues, identified during the public participation process, regarding growth. Also included is a review of some of the potential physical, built, and jurisdictional considerations that may affect future growth and development patterns.

Growth Area Issues

Stakeholders involved in the planning process were very helpful in identifying a variety of growth-related issues and concerns. Although many issues were based on local concerns, a list of some of the most frequently identified countywide issues is included below.

- Preserve open space, especially hillsides and mountains
- Preserve water supply and quality
- Ensure that development pays for itself
- Ensure that private property rights are protected



Table 2	
Projected Population Growth	
<i>Unincorporated Maricopa County</i>	
Year	*Projected Population (1.9% annual growth rate)
2000	205,010
2001	208,905
2002	212,874
2003	216,919
2004	221,040
2005	225,240
206	229,520
2007	233,881
2008	238,324
2009	242,853
2010	247,467
2011	252,169
2012	256,960
2013	261,842
2014	266,817
2015	271,887
2016	277,052
2017	282,316
2018	287,680
2019	293,146
2020	298,716
*Unincorporated Maricopa County	



- Evaluate and consider cumulative effects of growth and development
- Discourage aggressive annexation
- Increase land use and transportation planning coordination
- Preserve agriculture
- Growth should occur in an orderly manner

In general, stakeholders believe that strong growth in Maricopa County will continue for the foreseeable future. However, stakeholders in general also believe that local jurisdictions should do a better job of ensuring that there are adequate facilities to accommodate growth, and that they should cooperate to ensure that growth occurs in an orderly fashion.

Growth Area Considerations

Besides public attitudes about growth, there are also potential natural, built, and ownership constraints to growth. While not necessarily a complete list, this section presents a brief overview of some of these possible constraints.

Physical Considerations

Topography

Maricopa County varies considerably in terms of slope and elevation. Significant slope areas exist in the Goldfield, Superstition, and Mazatzal Mountains in the eastern portion of Maricopa County. Significant areas of slope are also found in the New River and Hieroglyphic Mountains in northern Maricopa County. Other areas of considerable slope include areas in and around the White Tank Mountains (west-central Maricopa County), Sierra Estrella Mountains (south-central Maricopa County), Belmont and Bighorn Mountains (western Maricopa County), Gila Bend and Painted Rock Mountains (southeast Maricopa County), Vulture and Harquahala Mountains (northwest Maricopa County), and the Crater and Saucedo Mountains on the Barry M. Goldwater Gunnery Range (southern Maricopa County).

Maricopa County encourages preservation of significant slope areas, especially those above 15%. For areas over 15% slope, the Maricopa County Zoning Ordinance provides guidelines for development to protect public health, safety, and welfare, and to minimize impacts to the existing character of such areas.

Floodplains

Floodplains are those areas that are susceptible to flooding during significant rain events. The most common delineation is the Federal Emergency Management Agency 100-year floodplain. The 100-year flood is defined as the flood level having a 1% chance of occurring within a year. It is important to note that the 100-year flood may occur more often than once every 100-years, and that it is not the maximum flood that can occur along a waterway.



Flooding typically occurs in major drainages, but can also occur in and along canals. Within Maricopa County, there are approximately 895 linear miles and approximately 252,000 acres of land within the 100-year floodplain. An additional 99,700 acres are located within the floodway, which is a particular area of the floodplain that has restrictions on the type of development that can occur. *Eye to the Future 2020* contains policies that discourage development within the 100-year floodplain.

Subsidence and Earth Fissures

In certain portions of Maricopa County, excessive water withdrawal has created land subsidence. When excessive water is removed from an area the weight of the overlying material compresses, causing land to settle and the ground to sink. The amount of identified subsidence that has occurred in Maricopa County varies from just a few inches to as much 18 feet.

When land does subside, it often does so in an uneven pattern. The result is a phenomenon known as Earth fissures, which are cracks in the ground surface that occur due to uneven land subsidence. Fissures generally begin as small fractures, but can expand over time due to water erosion. Depending on circumstances, fissures can form gullies as much as 50 feet wide and 10 to 15 feet deep. Once fissures begin, they tend to increase in number and length, spreading at uneven speeds and directions.

The effects of land subsidence and Earth fissures can be significant because they can cause significant damage to infrastructure (i.e. highways, railroads, utilities, irrigation systems, sewage disposal facilities, and built structures), increase flooding potential, increase groundwater pollution, and accelerate soil erosion.

Water Supply

Water in Maricopa County comes from both ground and surface sources. Groundwater is found in the numerous sub basins that are located both inside and outside the Arizona Department of Water Resources' *Active Management Areas*. Groundwater supply and depth varies throughout Maricopa County.

Surface water is also available in Maricopa County. Major surface water features include the Salt, Verde, Gila, Agua Fria, Hassayampa, and New Rivers as well as the Cave Creek, Skunk Creek, and Centennial Wash. Surface flow in the county's major rivers is controlled by a system of dams. However, should large or prolonged precipitation occur (including snow melt from outside Maricopa County) water may be released from reservoirs and create significant flooding.

The other important supply of surface water comes from the system of canals that bring water from the Colorado River. However, not all areas of Maricopa County have access to this water source, which can also have an impact on the size, location, and/or type of development.



Vegetation and Wildlife Habitat

One of the reasons many people come to Maricopa County is because of the unique Sonoran Desert environment. Indeed, various species of animals and plants in Maricopa County are found nowhere else in the world. As such, identifying and protecting critical species and environmentally sensitive areas is an important part of *Eye to the Future 2020*.

A variety of federal and state laws that protect biological resources help govern development. This includes the Endangered Species Act, the Clean Water Act, the National Environmental Protection Act (NEPA), and the Arizona Native Plant law.

A more in depth discussion of vegetation and wildlife is found in the *Environmental Impacts* element report.

Built Considerations

Infrastructure and Services

One of the most important considerations for growth is the availability of infrastructure and services. Both can dictate the type and timing of future development. The availability of infrastructure and services is especially important to support urban development.

One of the principles of *Eye to the Future 2020* is ensuring that growth occurs in an orderly and fiscally responsible manner. This includes ensuring that necessary infrastructure and services are available to meet the needs of future residents. When evaluating future urban development, Maricopa County analyzes whether the following urban services and infrastructure either exist or will be provided for future residents in a timely manner:

- All necessary roads
- All necessary flood control structures
- Adequate utilities (sewer, water, electric, natural gas, etc)
- Adequate capacity and appropriate proximity to elementary, middle, and high schools
- Appropriate emergency service (police and fire) response time
- Proximity to library facilities
- Adequate supply and appropriate proximity to parks and open space
- Proximity to commercial and large-scale employment opportunities
- Proximity to hospital/emergency medical facilities
- Opportunities for multimodal transportation
- Other services and infrastructure on a case by case basis



Locations having these services are known as the *Urban Service Area*.¹ The adequacy of infrastructure and services influences timing more than the specific locations of future growth. In addition, it is reasonable to conclude that since urban services more likely exist near urban areas, future growth is more feasible and appropriate near these locations.

Noise Generating Operations

Careful consideration must also be given to noise generating operations. Significant and sustained noise can affect health, sleep, and learning patterns. Prolonged exposure to loud noise can cause general community annoyance and possibly a reduction in property values.

There are many potential sources of noise throughout Maricopa County. While too many to detail, a brief overview of several prominent noise operations follows.

Airports

Given their potential noise and safety hazards, airports can impact the type of development that is appropriate in certain areas of the county. In particular, the type of airport plays a significant role in determining the impact it has on surrounding areas, as well as the suitability of specific uses.

Maricopa County contains a variety of airports, ranging from Sky Harbor International Airport to smaller general aviation airports located throughout the Phoenix metropolitan area. Of the existing airports, Luke Air Force Base and Williams Airport are of particular importance because of their potential impact on unincorporated areas. While both airports create certain noise and safety issues, they also have an important economic impact on Maricopa County and the entire state. As such, compatible land use planning around these airports is an important consideration.

Automotive Proving Grounds

There are several automotive proving grounds located within Maricopa County. Owned and operated by their respective manufacturers, these facilities test the capabilities of automobiles. As such, noise (resulting from high speed testing) and security (desire to protect the design of new models) are important considerations in determining the location of appropriate land uses.

Major Roadways

Major roadways, especially highways, can generate significant vehicle noise. While potentially annoying for certain uses, major roadways are an important part of growth and development. As such, major roadways can and should play a role in determining the location of future growth, especially for commercial and employment type uses.

¹ Additional discussion of the Urban Service Area can be found in the 'Land Use' element of *Eye to the Future 2020*.



Flood Control

The Maricopa County Flood Control District maintains over 70 flood control structures and facilities, including 22 dams and over 55 miles of major underground conduits and improved channels. These flood control structures are located throughout Maricopa County in both urban and rural areas. Without question, the location of existing and future flood control structures can impact the location and type of future development. While flood control structures minimize the impacts of floods on human safety, health, and welfare, they can also influence where specific development is and is not appropriate.

Ownership Considerations

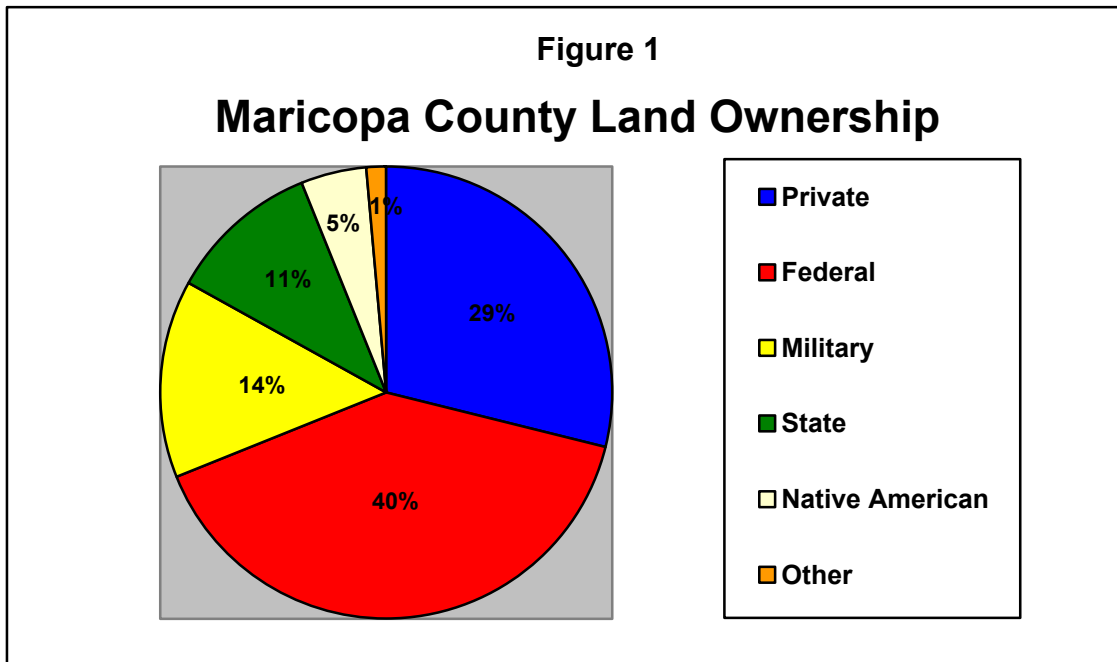
Besides potential physical and built constraints, land ownership can also impact growth and development. Of the over 9,000 square miles in Maricopa County, only about 29% is held in private ownership (**Figure 1**). Of the remaining land, approximately 40% is managed by the Federal government (Department of Interior, Department of Agriculture), 14% by the United State military, 11% by the State of Arizona, and 4.6% by Native American tribes. The remaining land is controlled by various entities, including Maricopa County. A brief overview of land ownership is included below.

Federal

The Department of Interior (Bureau of Land Management/BLM) and the Department of Agriculture (Forest Service, Bureau of Reclamation) are the largest landowners in Maricopa County. Among these agencies holdings are the 484,000 acre Tonto National Forest, 508,000 acres of wilderness areas, and approximately 1.5 million acres of other federally managed land. Many of these areas, especially the wilderness areas and the Tonto National Forest, will not be available for development. However, portions of BLM land may be available for either disposal or trade since many of these areas are administered according to the 1976 Federal Land Policy and Management Act. This law declared it is the policy of the United States to retain public lands in federal ownership unless it is determined, through a land use plan, that disposal of a particular parcel will serve the national interest. However, sale of such land must meet specific criteria.

State

The State of Arizona owns approximately 665,000 acres of land in Maricopa County. Under state charter, the Arizona State Land Department has the responsibility on behalf of beneficiaries to assure the highest and best use of the Trust lands. The Federal Enabling Act and State Constitution mandate that fair market value must be obtained from all Trust land transactions which include sales and commercial leasing. All revenues derived from the sale of Trust lands are placed in a fund which is administered by the State Treasurer. Trust beneficiaries include the public schools, colleges, hospitals, charitable institutions, and specialized schools as well as others. Given this well defined mission, development can and does occur on state-owned land.



Military (Barry M. Goldwater Gunnery Range)

Located 70 miles southwest of Phoenix, the Barry M. Goldwater Range provides 2.7 million acres for Air Force and Marine training, approximately one-third of which is located in Maricopa County. Air-to-ground gunnery targets comprise 40,000 acres, which leaves about 90% of the range undisturbed. The entire area is considered undevelopable.

Native American Communities

Various Native American tribes manage approximately 200,000 acres of land in Maricopa County. These tribes include the Fort McDowell-Apache, the Salt River Pima-Maricopa, the Gila River, and the Tohono O’odham. While development can occur on tribal lands, it is subject to the rules and regulations of the respective community.

Maricopa County

The Maricopa County Parks and Recreation Department owns and manages approximately 116,000 acres of regional parks throughout Maricopa County. These parks offer both passive and active recreation opportunities for all county residents. Because these are public parks, development is prohibited other than for park enhancements.



Development Considerations: Conclusion

The potential constraints identified in this section will continue to affect the amount, type, and location of future development. Indeed, some of these constraints make development impossible, while others may only have a minimal effect. However, the combination of these potential constraints will continue to guide public and private decision makers in future land use decisions.

Growth Area Opportunities

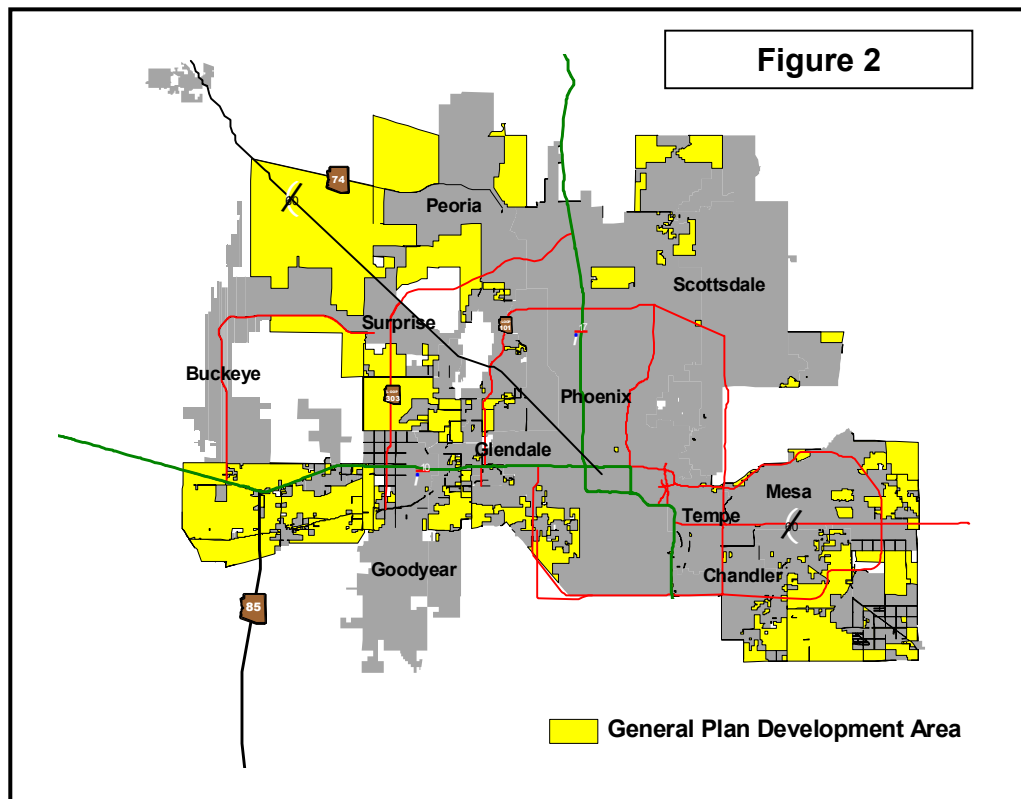
Despite potential constraints, there are still many opportunities for continuing physical and socioeconomic growth in Maricopa County. The key, however, is to encourage growth that is done in a fiscally responsible and orderly manner. To help determine if growth is occurring in a fiscally responsible and orderly fashion, Maricopa County will continue to evaluate future development to ensure that it is consistent with infrastructure and service needs identified earlier in this report (see page 10). Based primarily on the need for services and infrastructure, Maricopa County has identified areas where growth and development should occur over the next several years.

General Plan Development Areas

The General Plan Development Area (GDPA) is unincorporated area that is likely to be annexed by a city or town in the future, and is therefore included in an adopted municipal general plan. These municipal general plans often provide specific recommendations for proposed land use.

Currently, there are nearly 375,000 acres of unincorporated land within the GDPAs (**Figure 2**), to accommodate future growth over the next several years. Future growth is encouraged within GDPAs for several reasons. First, development in these areas will likely be annexed in the future. This is beneficial since municipalities have the ability to provide the types of services and infrastructure necessary to support urban development. Second, encouraging growth within the GDPAs is consistent with the goals, objectives, and policies already established in *Eye to the Future 2020*. Third, development in GDPAs represents orderly growth patterns that offer the best opportunity for mixed use development, as required under the Growing Smarter Act. Finally, development within the GDPAs helps Maricopa County fulfill other requirements under the Growing Smarter law. As noted, these requirements include:

- Making multimodal transportation circulation more efficient.
- Making infrastructure expansion more economical.
- Providing for rational land development patterns.
- Conserving significant natural resources and open space within growth areas, and coordinating their location to similar areas outside of growth areas.
- Promoting timely and financially sound infrastructure expansion.



County Area Plans

County Area Plans include areas that are generally located outside of a municipal general plan. However, urban growth opportunities do exist in specifically identified locations within these plans. These locations of higher intensity use (i.e. commercial, industrial, mixed use, and residential density greater than 1 dwelling unit per acre) were selected based on residents' input during the planning process, and as such would like to see them maintained. Those locations within area plans that have been identified for urban growth have several advantages. First, since they are based on recommendations identified during the plan development process, they are supported by the community they affect. Second, these locations are usually near existing infrastructure and services needed to support higher intensity development. As such, they generally meet the requirements of the Growing Smarter law.

Those portions of the Area Plans that are not designated for higher intensity are expected to develop in a more rural nature.

Development Master Plans

Eye to the Future 2020 recognizes Development Master Plans (DMP), also known as master planned communities, as a preferred type of development because of the opportunity to provide mixed land uses—an important component of the Growing Smarter requirements. Historically, DMPs have been allowed throughout Maricopa



County. As such, Maricopa County will continue to evaluate DMPs on an individual basis to determine if they provide mixed use, multimodal development opportunities as encouraged under Growing Smarter, and that they either have or will provide the necessary infrastructure and services to support urban type development.

Growth Area Opportunities: Conclusion

With the recognition of General Plan Development Areas, specific locations within County Area Plans, and mixed use Development Master Plans as growth opportunities, Maricopa County reaffirms its commitment to orderly and fiscally responsible growth that is consistent with the requirements of the Growing Smarter law. These growth opportunities also reaffirm Maricopa County's long-standing policy of coordination and cooperation with incorporated municipalities. Although these areas represent the best opportunities for urban style growth, future development will still be evaluated on an individual basis in concert with the potential constraints noted in this report. Also, because the areas best suited for mixed use, multimodal urban growth will continue to change, Maricopa County will periodically review these growth areas and make changes to them as necessary.

Goals, Objectives, and Policies

This section identifies comprehensive goals, objectives, and policies to address growth areas for unincorporated Maricopa County. These goals, objectives, and policies help support and implement *Eye to the Future 2020*, and are derived from the numerous stakeholders that provided information and recommendations.

To help understand the intent of these items, the following definitions are provided:

Goal: A concise statement describing a condition to be achieved. It does not suggest specific actions, but describes a desired outcome.

Objective: An achievable step towards a goal. Progress towards an objective can be measured and is generally time dependent.

Policy: A specific statement to guide public and private decision making. It is derived from the goals and objectives of the plan.

The goals, objectives, and policies are the action component for addressing growth areas in *Eye to the Future 2020*. Therefore, land use decisions should be made in coordination with the goals, objectives, and policies contained in this section.



Goal: *Promote orderly, timely, and fiscally responsible growth in Maricopa County.*

Objective G1: Encourage timely, orderly, and fiscally responsible growth within the General Plan Development Areas, within specifically identified areas of County Area Plans intended for higher intensity use, and within mixed use Development Master Plans.

Policy G1.1: Evaluate future development in concert with physical, built, and jurisdictional constraints.

Policy G1.2: Evaluate future urban development to determine if adequate infrastructure and services are available to meet the needs of future residents.

Policy G1.3: Within growth areas, evaluate future urban development to determine consistency with the guidelines of the Growing Smarter Act.

Objective G2: Evaluate growth areas to ensure continued feasibility and effectiveness.

Policy G2.1: Continue to update existing County Area Plans to determine appropriate growth areas, and develop new County Area Plans as necessary.

Policy G2.2: Periodically review General Plan Development Areas as they relate to growth areas, and make changes as necessary.

Objective G3: Maintain cooperation with stakeholders to help ensure that future growth is coordinated in an efficient manner.

Policy G3.1: Continue to solicit input from municipalities regarding future growth in unincorporated Maricopa County.

Policy G3.2: Work with residents and other stakeholders in the review of future growth and development.



Agenda for Action

The Agenda for Action (**Table 3**) identifies both long and short term measures that can help implement the goals, objectives, and policies set forth. Successful implementation will require close cooperation, coordination, and communication between various stakeholders. These stakeholders will play an important role in plan success, and Maricopa County encourages their continuing participation.

Table 3 Agenda for Action								
Action	Description	Plan Element	Participants	Timeline: 5 Years				
Review Growth Areas	Periodically review preferred growth areas to ensure feasibility and efficiency	Land Use	Maricopa County Municipalities Other Stakeholders					
Monitor Growth Constraints	Periodically review potential development constraints and make adjustments as necessary	Land Use	Maricopa County					



References

1. Maricopa County, Arizona. October, 1997. *Eye to the Future 2020*.
2. Maricopa County, Arizona. December, 2000. *White Tank and Grand Avenue Area Plan*.
3. Rex, Tom. August, 2000. *Development of Metropolitan Phoenix: Historical, Current, and Future Trends*. Tempe, AZ: Morrison Institute for Public Policy, Arizona State University.